

36 Rochester Road, London, NW1 9JJ
£5,250 Per month
Council Tax Band: G



ADDISON GROVE



This beautifully presented 3-bedroom period home offers the perfect blend of classic charm and modern convenience in a highly desirable location.

A welcoming entrance hall leads to a spacious reception room, perfect for entertaining, which flows seamlessly into a spacious dining area. The fully integrated kitchen/breakfast room boasts modern appliances and ample storage. A convenient downstairs shower room completes the ground floor. A stunning dual-aspect master bedroom with a dressing area featuring built-in wardrobes opens onto a private roof terrace, offering breathtaking views. A luxurious four-piece bathroom suite provides the ultimate in relaxation. Two further double bedrooms offer comfortable accommodation for family or guests.

Nestled in the heart of Kentish Town, this property enjoys easy access to a vibrant array of local amenities, including independent shops, cafes, and restaurants. Excellent transport links, with the Northern Line at Kentish Town station just a short walk away, provide quick and easy access to central London and beyond.



Building 7, Chiswick Park
 566 Chiswick High Road
 London
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APPROX. GROSS INTERNAL FLOOR AREA 1556 SQ FT / 145 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation
 Rochester Road
 DATE: 02/05/25
 photoplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	